

STATE OF TEXAS§

COUNTIES OF POTTER§

AND RANDALL§

CITY OF AMARILLO§

On the 14th day of September 2015, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:45 PM to review agenda items, then convened in regular session at 3:00 PM in the City Council Chamber on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
David Craig, Chairman	Y	96	77
Dean Bedwell	Y	163	154
Mike Good, Vice-Chairman	N	78	57
Rob Parker	Y	31	26
Melissa Phifer	N	1	0
Mark Rowh	Y	31	24
Rick Thomason	N	1	0

PLANNING DEPARTMENT STAFF:

Cris Valverde, Senior PlannerJan Sanders, Recording Secretary

David Soto, Planner I Laura Bergey, Planner I

Chairman Craig opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Cris Valverde, Senior Planner, read the staff reports, and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the August 10, 2015 meeting

A motion to approve the minutes of the August 10, 2015 meeting was made by Commissioner Bedwell, seconded by Chairman Craig, and carried 2:0:2 with Commissioners Parker and Rowh abstaining.

ITEM 2: A-15-01 Annexation of 485± acres of land in Section 232, Block 2, AB&M Survey and Sections 2 and 3, Block 9, BS&F Survey, Randall County, Texas (Vicinity: Hollywood Rd/Loop 335 and Western St.)
APPLICANT: Matt Griffith

Mr. Valverde informed the Commissioners the applicant is requesting the annexation in order to utilize the City of Amarillo’s municipal services, such as water and sewer services for future development. The City’s projected Growth Map identifies the proposed site as a “near-term” growth area. Mr. Valverde advised Staff feels the annexation would provide an opportunity to ensure appropriate development standards are in place and therefore, recommends the continuation of the annexation process.

A motion to proceed with the formal annexation process of A-15-01 was made by Commissioner Parker, seconded by Commissioner Bedwell and carried unanimously.

ITEM 3: Z-15-19 Rezoning of a 1.87 acre tract of unplatted land in Section 41, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 226 to General Retail District. (Vicinity: SW 45th Ave. & Golden Pond Pl.)
APPLICANT: Edward Scott

Mr. Valverde stated the applicant is requesting the zoning change in order to allow more flexibility in allowed uses, and possible increase in development potential for the undeveloped site. Mr. Valverde advised Staff believes the site has elements required for General Retail (GR) zoning, but the residential nature of the initial zoning of Moderate Density 2 and the Planned Development District 226, warrants taking the adjacent residents’ comments under consideration.

Chairman Craig asked if anyone wanted to speak in favor of said request. Muff London, 6006 Tuscany Village, representing the applicant, stated the original intent was to extend the ministorage warehouses to 45th St., but this is no longer needed. Mrs. London advised the front portion of the lot is more GR in nature. Tommy Stafford, 6104 S. Fannin, also spoke in favor, stating this rezoning is for the last phase of the development and with GR a fence would be in place as a buffer.

Chairman Craig asked if anyone wanted to speak against this request. John Smith, 4413 Van Winkle Dr., spoke against the request stating his concerns are the possible decrease in property values, and an increase in traffic.

Commissioner Bedwell asked Mr. Smith if he would prefer a taller fence or something to help buffer his property. Mr. Smith stated he was not sure a taller fence would help, and would prefer not to have restaurants behind his home, but does not see a problem with professional offices.

Commissioner Rowh asked Mr. Valverde the time line of the notices being distributed. Mr. Valverde stated notices are mailed 10 days prior to Planning and Zoning Commission meeting, and the recipients may call the Planning Department or appear at the meeting with their comments.

Chairman Craig asked if anyone had a rebuttal. Eddie Scott, 2412 S. Lipscomb, applicant, mentioned he is very sensitive to residential concerns in his developments and advised he has a potential client that operates a computer business for the site. Mr. Scott also commented he did not feel GR would increase traffic volume.

A motion to approve Z-15-19 was made by Commissioner Bedwell, seconded by Commissioner Rowh and carried unanimously.

ITEM 4: Z-15-21 Rezoning of a 7.64 acre tract of unplatted land in Section 106, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Light Commercial District and Residential District 2 to Light Commercial District. (Vicinity: SE 14th Ave. & Sunrise Ave.)
APPLICANT: Bobby Lee

Mr. Valverde stated the applicant is requesting the zoning change in order to develop the land with a proposed Recreational Vehicle Park (RV Park). Light Commercial District zoning uses allow for a bar, outdoor auto sales lot, among others which could have negative impacts on area residents such as nuisance noise, increased commercial traffic on a residential right of way, and a potentially negative visual impact. Mr. Valverde advised Staff feels given the allowed uses, within Light Commercial zoning, the request is not appropriate and recommends denial of the request as presented.

A motion to deny Z-15-21 was made by Commissioner Rowh, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 5: Z-15-22 Rezoning of Lot 16, Block 53, Eastridge Subdivision Unit No. 18, in Section 104, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Residential District 1 to Residential District 1 with a Specific Use Permit for the placement of a carport within the front yard setback. (Vicinity: Heather St & NE 24th Ave)
APPLICANT: Hoang Binh Van

Mr. Valverde stated the applicant is requesting a zoning change for the placement of carport. The applicant has advised the residence has a one-car garage, but multiple vehicles are owned by the family and he does not have sufficient space to protect all vehicles. It should also be noted several carports exist within the neighborhood. Mr. Valverde stated Staff feels the approval of a carport will not disrupt the streetscape character of the overall neighborhood and therefore, recommends approval of such a request.

A motion to approve Z-15-22 was made by Commissioner Bedwell, seconded by Commissioner Parker and carried unanimously.

ITEM 6: Z-15-23 Rezoning of Lot 2, Block 1, Sears Park Addition Unit No. 3, in Section 226, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from General Retail District to planned development district for a food quality testing facility. (Vicinity: Dixie St & SW 15th Ave)
APPLICANT: Jimmy Parker

Mr. Valverde stated the applicant is requesting a zoning change in order to open a food quality testing facility. The facility will be operated by Silliker, Inc. which operates facilities across the U.S. Operations are entirely indoors and include analytical chemistry testing services related to food contaminants. The business will employ up to 50, with operation hours of Monday through Friday 8 a.m. to 5 p.m., and limited afterhours or weekend operations. Mr. Valverde commented Staff believes the proposed request is appropriate and would recommend approval as presented.

Chairman Craig asked if anyone wanted to speak in favor of said request. Don Jackson, 3405 Edgewood, representing the applicant, spoke in favor of said request. Mr. Jackson advised the facility will not increase traffic and he feels the company will be an economic advantage to Amarillo.

A motion to approve Z-15-23 was made by Commissioner Parker, seconded by Commissioner Bedwell and carried unanimously.

ITEM 7: Z-15-24 Rezoning of Lots 8 thru 27, Block 5, Heritage Hills Addition Unit No. 2, Section 65, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 2 to Residential District 3. (Vicinity: Zoe Dr & Canton Ct)
APPLICANT: Dustin Davis

Mr. Valverde stated the applicant is requesting a zoning change in order to build larger residential homes. Residential District 3 homes utilize larger maximum lot coverage from 45% to 65%. Mr. Valverde advised Staff believes the proposed request is appropriate and recommends approval as submitted.

A motion to approve Z-15-24 was made by Commissioner Bedwell, seconded by Commissioner Parker and carried unanimously.

ITEM 8: P-15-46 Centerport Addition Unit No. 6, being an unplatted tract of land in Section 72, Block 2, AB&M Survey, Potter County, Texas. (48.00 acres)(Vicinity: Benchmark St. & Centerport Blvd.)
DEVELOPER(S): Richard David
SURVEYOR: Dickie Johnson

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on August 14, 2015.

ITEM 9: P-15-47 Heritage Hills Unit No. 3, being a replat of Lots 1 thru 22, Block 12 and Lots 39 thru 54, Block 5, Heritage Hills Unit No. 2, in Section 65, Block 9, BS&F Survey, Randall County, Texas. (8.10 acres)(Vicinity: Heritage Hills Pkwy & Legacy Pkwy.)
DEVELOPER(S): Perry Williams
SURVEYOR: Dustin Davis

A motion to approve P-15-47 was made by Commissioner Parker, seconded by Commissioner Bedwell and carried unanimously.

ITEM 10: P-15-48 Olsen Park Unit No. 64, an addition to the City of Amarillo, being a replat of a portion of Lot 9, Block 106, Olsen Park Unit No. 58, in Section 8, Block 9, BS&F Survey, Potter County, Texas.(0.86 acre) (Vicinity: Bell St & IH-40)
DEVELOPER(S): Tony Nguyen
SURVEYOR: Cindy Beyer

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on August 14, 2015.

ITEM 11: P-15-49 City View Estates Unit No. 16, an addition to the City of Amarillo, being an unplatted tract of land out of Section 231, Block 2, AB&M Survey, Randall County, Texas. (31.24 acres)(Vicinity: Georgia St & Bismarck Ave)
DEVELOPER(S): Matt Griffith
SURVEYOR: Robert Keys

Mr. Valverde stated the plat is not ready for consideration today, but the applicant had submitted a waiver of 30 day action request. This plat will be given a maximum of an additional 60 days before consideration.

ITEM 12: P-15-50 Mathes Acres Unit No. 2, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lots 14 & 19, and all of Lots 15-18, Mathes Acres, in Section 34, Block 9, BS&F Survey, Randall County, Texas. (6.89 acres)(Vicinity: Coulter St & IH-27)
DEVELOPER(S): Mark Krueger
SURVEYOR: Heather Lemons

Mr. Valverde stated the plat is not ready for consideration today, but the applicant had submitted a waiver of 30 day action request. This plat will be given a maximum of an additional 60 days before consideration.

ITEM 13: P-15-51 Spring Lake Unit No. 2, a suburban subdivision to the City of Amarillo, being a replat of Lots 41, 42, and 43, Amended Spring Lake Unit No. 1, in Section 31, Block 1, TTRR Co Survey, Randall County, Texas. (3.08 acres) (Vicinity: FM Hwy 2590 & Spring Lake Dr)
DEVELOPER(S): Jon Lair, Chris & Shayla Shelburne
SURVEYOR: Matt Thomas

A motion to approve P-15-51 was made by Commissioner Bedwell, seconded by Commissioner Rowh and carried unanimously.

ITEM 14: P-15-52 Bishop Estates Unit No. 6, a suburban subdivision to the City of Amarillo, being a replat of all of Lot 32 and 33 of Block 2, Bishop Estates Unit No. 2, in Section 90, Block 9, BS&F Survey, Potter County, Texas. (10.04 acres) (Vicinity: Estates Dr & W Ranch View Rd)
DEVELOPER(S): Denise Riggs
SURVEYOR: JD Davis

A motion to approve P-15-52 was made by Commissioner Bedwell, seconded by Commissioner Parker and carried unanimously.

CARRY OVERS:

ITEMS 15-17: P-15-39 Sun Air Estates Unit No. 6, P-15-40 Webb Subdivision Unit No. 3, P-15-41 Ridgemere Unit No. 3.

No action was taken on these plats.

ITEM 18: P-15-42 The Colonies Unit No. 65, an addition to the City of Amarillo being an unplatted tract of land in Section 40, Block 9, BS&F Survey, Randall County, Texas. (3.32 acres)(Vicinity: Hillside Rd. and Greenways Dr.)
DEVELOPER(S): Steven Adee
SURVEYOR: Robert Keys

A motion to approve P-15-42 was made by Commissioner Bedwell, seconded by Commissioner Parker and carried unanimously.

ITEM 19: P-15-43 Highland Park Village Unit No. 3.

No action was taken on this plats.

ITEM 20: P-15-45 Town Square Unit No. 4, an addition to the City of Amarillo being a replat of Lots 2A thru 9A, Block 3 and Lots 1A thru 9A, Block 4, Amended Town Square Unit No. 2 in Section 63, Block 9, BS&F Survey, Randall County, Texas. (3.12 acres)(Vicinity: Hillside Rd. and Nancy Ellen St.)
DEVELOPER(S): Perry Williams
SURVEYOR: Matt Thomas

A motion to approve P-15-45 was made by Commissioner Parker, seconded by Commissioner Rowh and carried unanimously.

PENDING ITEMS:

ITEMS 21-39: P-11-31 Sundown Acres Unit No. 6, P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1, P-13-72 Park Hills Unit No. 2, P-14-25 Arrowhead Addition Unit No. 8, P-14-28 Silverpointe Addition Conceptual Development Plan, P-14-41 Skyline Terrace Unit No. 12, P-14-72 The Colonies Unit No. 59, P-14-75 Madden Addition Unit No. 6, P-14-91 Coulter Acres Unit No. 16, P-14-96 Lonesome Dove Estates Unit No. 7, P-15-07 Canode-Com Park Unit No. 45, P-15-09 Ridgeview Medical Center Unit No. 23, P-15-10 Reed's Unit No. 1, P-15-21 Plemons Addition Unit No. 17, P-15-22 Hillside Terrace Estates Unit No. 24, P-15-32 Hamilton & Hamilton Addition Unit No. 1, P-15-34 The Vineyards Unit No. 4, P-15-38 Tull Addition Unit No. 2.

No action was taken on these plats.

ITEM 40: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 41: Discuss Items for Future Agendas

No further comments were made and the meeting was adjourned at 3:50 P.M.

Kelley Shaw, Secretary
Planning & Zoning Commission